

Chapter 21A.08
PERMITTED USES

Sections:

- 21A.08.010 Establishment of uses.
- 21A.08.020 Interpretation of land use tables.
- 21A.08.030 Residential land uses.
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- 21A.08.050 General services land uses.
- 21A.08.060 Government/business service land uses.
- 21A.08.070 Retail land uses.
- 21A.08.080 Manufacturing land uses.
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- 21A.08.100 Regional land uses.
- 21A.08.900 Applicability – Ordinance 13694.
- 21A.08.901 Severability – Ordinance 13694.

21A.08.010 Establishment of uses. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than sixty days is considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this title. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in unincorporated King County. (Ord. 10870 § 328, 1993).

21A.08.020 Interpretation of land use tables.

A. The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

E. If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

F. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

G. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

H. All applicable requirements shall govern a use whether or not they are cross-referenced in a section. (Ord. 10870 § 329, 1993).

21A.08.030 Residential land uses.

A. Residential land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B
C-Conditional Use			G	O	I	U	R	R	R	E	E	U	O	B
S-Special Use			R	R	N	R	B	B	B	S	I	S	M	E
			I	E	E	A	A	A	A	I	G	I	U	S
			C	S	R	L	N	N	N	D	H	N	N	I
			U	T	A		R	R	R	E	B	S	U	O
			L	R	L		E	E	E	N	O	R	N	N
							V			T	R	H	E	E
										I	H	O	S	S
										A	O	D		
										L				
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	DWELLING UNITS, TYPES:													
*	Single Detached		P C13	P2		P C13	P C13	P C13	P C13					
*	Townhouse					C4	C4	P C12	P	P3	P3	P3	P3	
*	Apartment					C4	C4	P5 C4	P	P3	P3	P3	P3	
*	Mobile Home Park					S14		C8	P					
	GROUP RESIDENCES:													
*	Community Residential Facility-I					C	C	P15 C	P	P3	P3	P3	P3	
*	Community Residential Facility-II								P	P3	P3	P3	P3	
*	Dormitory					C6	C6	C6	P					
*	Senior Citizen Assisted Housing						P4	P4	P	P3	P3	P3	P3	
	ACCESSORY USES:													
*	Residential Accessory Uses		P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation		P	P		P	P	P	P	P	P	P	P	
*	Home Industry		C			C	C	C						
	TEMPORARY LODGING:													
7011	Hotel/Motel (1)										P	P	P	
*	Bed and Breakfast Guesthouse		P9 C10			P10	P10	P10	P10	P10	P11	P11		
7041	Organization Hotel/Lodging Houses											P		
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. 21A.06.														

B. Development conditions.

1. Except bed and breakfast guesthouses.

2. In the forest production district, the following conditions apply:

a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems, and driveways. Additional site disturbance for raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved provided that a farm management (conservation) plan is prepared pursuant to the requirements of K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot;

b. A forest management plan shall be required for any new residence in the forest production district, which shall be reviewed and approved by the King County department of natural resources and parks prior to building permit issuance; and

c. A fire protection plan for the subject property is required and shall be reviewed and approved by the Washington state department of natural resources with the concurrence of the fire marshal for each residential use. This plan shall be developed in such a manner as to protect the adjoining forestry uses from a fire that might originate from the residential use. This plan shall provide for setbacks from existing forestry uses and maintenance of approved fire trails or other effective fire line buffers on perimeters with forest land.

3. Only as part of a mixed use development subject to the conditions of K.C.C. chapter 21A.14, except that in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and 21A.14.180.

4.a. Only in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C.C. 21A.32.

b. In the R-1 zone, apartment units are permitted, provided that:

(1) the proposal shall be subject to a conditional use permit when exceeding base density,

(2) at least fifty percent of the site is constrained by unbuildable sensitive areas. For purposes of this section, unbuildable sensitive areas shall include wetlands, streams and slopes forty percent or steeper and associated buffers; and

(3) the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

c. In the R-4 through R-8 zones, apartment units are permitted, provided that the proposal shall be subject to a conditional use permit when exceeding base density, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

5. Apartment units are permitted outright as follows:

a. In the R-1 zone when at least fifty percent of the site is constrained by unbuildable sensitive areas which for purposes of this section, includes wetlands, streams and slopes forty percent or steeper and associated buffers, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

b. In the R-4 through R-8 zones, provided that the density does not exceed eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

6. Only as an accessory to a school, college, university or church.

7.a. Accessory dwelling units:

(1) only one accessory dwelling per primary single detached dwelling unit;

(2) only in the same building as the primary dwelling unit on an urban lot that is less than ten thousand square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;

(3) the primary dwelling unit or the accessory dwelling unit shall be owner occupied;

(4)(a) one of the dwelling units shall not exceed a floor area of one thousand square feet except when one of the dwelling units is wholly contained within a basement or attic, and

(b) when the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

- (5) one additional off-street parking space shall be provided;
- (6) the accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and
- (7) an applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records, elections and licensing services division, which identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the Rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot or the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone.
- (8) accessory dwelling units and accessory living quarters are not allowed in the F zone.
- (9) in the A zone, one accessory dwelling unit is allowed on any lot under twenty acres in size, and two accessory dwelling units are allowed on lots that are twenty acres or more, provided that the accessory dwelling units are occupied only by farm workers and the units are constructed in conformance with the State Building Code.
 - b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, provided there is:
 - (1) no aircraft sales, service, repair, charter or rental; and
 - (2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.
 - c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.
- 8. Mobile home parks shall not be permitted in the R-1 zones.
- 9. Only as an accessory to the permanent residence of the operator, and:
 - a. Serving meals to paying guests shall be limited to breakfast; and
 - b. There shall be no more than five guests per night.
- 10. Only as an accessory to the permanent residence of the operator, and:
 - a. Serving meals to paying guests shall be limited to breakfast; and
 - b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the Uniform Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.
- 11. Only if part of a mixed use development, and subject to the conditions of K.C.C. 21A.08.030B.10.
- 12. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.
- 13. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in K.C.C. 21A.08.030B.7.
- 14. No new mobile home parks are allowed in a rural zone.
- 15. Limited to domestic violence shelter facilities. (Ord. 14279 § 1, 2002: Ord. 14199 § 232, 2001: Ord. 14045 § 10, 2001: Ord. 12786 § 2, 1997: Ord. 12596 § 3, 1997: Ord. 12522 § 3, 1996: Ord. 12273 § 1, 1996: Ord. 12243 § 1, 1996: Ord. 11621 § 135, 1994: 11157 § 11, 1993: Ord. 10870 § 330, 1993).

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(King County 12-2003)

PERMITTED USES

21A.08.040

21A.08.040 Recreational/cultural land uses.

A. Recreational/cultural land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL						
P-Permitted Use C-Conditional Use S-Special Use			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S	C O M M U N I T Y	B U S I N E S S	R E S I D E N T I A L	O F F I C E	I N D U S T R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I			
	PARK/RECREATION:															
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13			
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13			
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P			
*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16 a			
*	Destination Resorts		S		S18	C					C					
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P			
*	Recreational Vehicle Park		P19	P19	C2, 18 P19	C2 P19										
*	Sports Club (17)				C4, 18	C4	C4	C4	C	P	P					
*	Ski Area		S		S18											
	AMUSEMENT/ENTERTAINMENT:															
*	Adult Entertainment Business									P6	P6	P6				
*	Theater									P	P	P				
7833	Theater, Drive-in										C					
793	Bowling Center									P	P		P			
*	Golf Facility				C7, 18	P7	P7	P7								
7999 (14)	Amusement and Recreation Services		P21	P21	P8, 21, C15, 18	P8, 21, 22 C15	P8, 21, 22 C15	P8, 21, 22 C15	P21, 22	P	P	P21	P21			
*	Shooting Range		C9		C9, 18						C10		P10			
*	Amusement Arcades									P	P					
7996	Amusement Park										C					
*	Outdoor Performance Center		S		C12 S18		P20	P20			S					
	CULTURAL:															
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P				
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P			
842	Arboretum	P	P		P	P	P	P	P	P	P	P				
*	Conference Center				P11 C12	P11 C12	P11 C	P11 C	P		P	P				
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.																

B. Development conditions.

1. The following conditions and limitations shall apply, where appropriate:
 - a. No stadiums on sites less than ten acres;
 - b. Lighting for structures and fields shall be directed away from residential areas;
 - c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, except for structures in on-site recreation areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;
 - d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and
 - e. Overnight camping is allowed only in an approved campground.
2. Recreational vehicle parks are subject to the following conditions and limitations:
 - a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period;
 - b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and
 - c. Sewage shall be disposed in a system approved by the Seattle-King County health department.
3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application.
4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the following conditions and limitations:
 - a. The bulk and scale shall be compatible with residential or rural character of the area;
 - b. For sports clubs, the gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and
 - c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.
5. Limited to day moorage.
- 6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or that contain the uses identified in this subsection B.6.a.
- b. Adult entertainment businesses shall not be permitted within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.
7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least fifty feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than ten thousand square feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued.

8. Limited to a golf driving range only as:
 - a. An accessory to golf courses; or
 - b. An accessory to a large active recreation and multiuse park.
- 9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, but existing facilities shall be exempt.
- b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets or arrows from leaving the property.
- c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops or butts; and approximate locations of buildings on adjoining properties.
- d. Subject to the licensing provisions of K.C.C. Title 6.
- 10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;
- b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:
 - (1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and
 - (2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.
11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.
12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.
13. Subject to the following:
 - a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;
 - b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;
 - c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and
 - d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.
14. Excluding amusement and recreational uses classified elsewhere in this chapter.
15. Limited to golf driving ranges and subject to subsection B.7 of this section.
16. Subject to the following conditions:
 - a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and
 - b. Only for campgrounds that are part of a proposed or existing county park, which are subject to review and public meetings through the department of natural resources and parks.
17. Only for stand-alone sports clubs that are not part of a park.
18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.
19. Only as an accessory to a large active recreation and multiuse park.
20. Only as an accessory to a large active recreation and multiuse park with the floor area of an individual outdoor performance center stage limited to three thousand square feet.
21. Only as an accessory to a park, or a large active recreation and multiuse park in the RA zones, and limited to:
 - a. Rentals of sports and recreation equipment; and
 - b. A total floor area of seven hundred and fifty square feet.
22. Only as an accessory to a large active recreation and multiuse park and limited to:
 - a. Water slides, wave pools and associated water recreation facilities; and

b. Rentals of sports and recreation equipment. (Ord. 14807 § 4, 2003: Ord. 14185 § 2, 2001: Ord. 14045 § 11, 2001: Ord. 13546 § 3, 1999: Ord. 13278 § 3, 1998: Ord. 13022 § 11, 1998: Ord. 12930 § 1, 1997: Ord. 12596 § 4, 1997: Ord. 12303 § 1, 1996: Ord. 12243 § 3, 1996: Ord. 11821 § 1, 1995: Ord. 11621 § 35, 1994: Ord. 11288 § 1, 1994: Ord. 11177 § 2, 1993: Ord. 10870 § 331, 1993).

21A.08.050

(King County 12-2003)
ZONING

21A.08.050 General services land uses.

A. General services land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use	C-Conditional Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
S-Special Use	G		O	I	R	R	R	R	E	E	I	O	U	E	O	N	N	S
			R	R	N	A	A	B	B	S	I	H	N	U	N	I	N	S
			C	E	E	L	N	E	A	I	B	O	S	N	E	A	S	
			T	S	R			D		H	H		T					
			U	T	A			N		R	R		I	S				
			R	R				A		O	O		D					
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
	PERSONAL SERVICES:																	
72	General Personal Service							C 26	C 26	P	P	P	P3	P3				
7216	Drycleaning Plants																	P
7218	Industrial Launderers																	P
7261	Funeral Home/Crematory						C4	C4	C4		P	P						
*	Cemetery, Columbarium or Mausoleum					P25 C5, 32	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25					
*	Day Care I	P6				P6	P6	P6	P	P	P	P	P7	P7				
*	Day Care II					P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7				
074	Veterinary Clinic	P9				P9 C10, 32	P9 C10			P10	P10	P10						P
753	Automotive Repair (1)									P11	P	P						P
754	Automotive Service									P11	P	P						P
76	Miscellaneous Repair		P33	P33	P33	P33	P33	P33	P33	P33	P	P						P
866	Church, Synagogue, Temple					P12 C28, 32	P12 C	P12 C	P12 C	P	P	P	P					
83	Social Services (2)					P12 C13, 32	P12 C13	P12 C13	P12 C13	P13	P	P	P					
*	Stable	P14 C				P14 C32	P14 C	P 14 C										
*	Kennel or Cattery	P9				C	C				C	P						
*	Theatrical Production Services										P31	P31						
*	Artist Studios					P29	P29	P29	P29	P	P	P	P30	P				
*	Interim Recycling Facility	P 21	P21	P21	P 22			P 22	P 22	P 23	P 23	P						P
	HEALTH SERVICES:																	
801-04	Office/Outpatient Clinic					P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P				
805	Nursing and Personal Care Facilities								C		P	P						
806	Hospital							C13	C13		P	P	C					
807	Medical/Dental Lab										P	P	P	P				
808-09	Miscellaneous Health										P	P	P	P				

EDUCATION SERVICES:													
*	Elementary School				P16 15, 32	P	P	P		P16c	P16c	P16c	
*	Middle/Junior High School				P16 C15, 32	P	P	P		P16c	P16c	P16c	
*	Secondary or High School				P16 C15, 27, 32	P27	P27	P27		P16c C	P16c C	P16c	
*	Vocational School				P13 C, 32	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20, 32	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C 24, 32 P16,C1 5	P 24 C	P 24 C	P 24 C	C	P	P	P	P
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.													

B. Development conditions.

1. Except SIC Industry No. 7534 - Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
 - a. 835-Day Care Services, and
 - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
 - a. 723-Beauty Shops;
 - b. 724-Barber Shops;
 - c. 725-Shoe Repair Shops and Shoeshine Parlors;
 - d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
 - e. 217-Carpet and Upholstery Cleaning.
4. Only as an accessory to a cemetery, and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.
5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, and:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones.
7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C. 21A.08.060A.
8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or an accessory use to a school, church, park, sport club or public housing administered by a public agency, and:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
 - b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
 - c. Direct access to a developed arterial street shall be required in any residential zone; and
 - d. Hours of operation may be restricted to assure compatibility with surrounding development.
- 9.a. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the veterinary clinic, office space for the kennel or office space for the cattery, and:
 - (1) boarding or overnight stay of animals is allowed only on sites of five acres or more;
 - (2) no burning of refuse or dead animals is allowed;

- (3) the portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and
- (4) the provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.
- b. The following additional provisions apply to kennels or catteries in the A zone:
 - (1) impervious surface for the kennel or cattery shall not exceed twelve thousand square feet;

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- (2) obedience training classes are not allowed; and
- (3) any buildings or structures used for housing animals and any outdoor runs shall be set back one hundred and fifty feet from property lines,
 - 10.a. No burning of refuse or dead animals is allowed;
 - b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and
 - c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.
- 11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532 - Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.
- 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 13. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
- 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.
- 15. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.
- 16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.
- b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.
- c. In CB, RB and O, for K-12 schools with no more than one hundred students.
- 17. All instruction must be within an enclosed structure.
- 18. Limited to resource management education programs.
- 19. Only as an accessory to residential use, and:
 - a. Students shall be limited to twelve per one-hour session;
 - b. All instruction must be within an enclosed structure; and
 - c. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.
- 20. Subject to the following:
 - a. Structures used for the school and accessory uses shall maintain a minimum distance of twenty-five feet from property lines adjoining residential zones;
 - b. On lots over two and one half acres:
 - (1) retail sales of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet;

(2) sales of food prepared in the instructional courses is permitted with department of public health-Seattle and King County approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and

(3) other incidental student-supporting uses are allowed, if such uses are found to be both compatible with and incidental to the principal use; and

c. On sites over ten acres, located in a designated Rural Town and zoned any one or more of UR, R-1 and R-4:

(1) retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet;

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(2) sales of food prepared in the instructional courses is permitted with department of public health-Seattle and King County approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school;

(3) other incidental student-supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;

(4) the use shall be integrated with allowable agricultural uses on the site;

(5) advertised special events shall comply with the temporary use requirements of this chapter; and

(6) existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with development condition B.20.c of this section and this title.

21. Limited to source-separated yard or organic waste processing facilities.

22. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

23. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

24. Only if adjacent to an existing or proposed school.

25. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

26. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

27.a. New high schools shall be permitted in the rural and the urban residential and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

28. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.

29. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.

30. All studio use must be within an enclosed structure.

31. Adult use facilities shall be prohibited within six hundred sixty feet of any residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries or churches that conduct religious or educational classes for minors.

32. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.

33. Limited to repair of sports and recreation equipment:

a. As an accessory to a large active recreation and multiuse park in the urban growth area; or

b. As an accessory to a park, or a large active recreation and multiuse park in the RA zones, and limited to a total floor area of seven hundred fifty square feet. (Ord. 14807 § 5, 2003: Ord. 14678 § 1, 2003: Ord. 14429 § 1, 2002: Ord. 14045 § 12, 2001: Ord. 13278 § 4, 1998: Ord. 13022 § 12, 1998: Ord. 12642 § 1, 1997: Ord. 12596 § 5, 1997: Ord. 12588 § 1, 1997: Ord. 12374 § 1, 1996: Ord. 11621 § 36, 1994: Ord. 11157 § 12, 1993: Ord. 11113 § 9, 1993: Ord. 10870 § 332, 1993).

A. Government/business services land uses.

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*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.											

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- B. Development conditions.
 1. Except self-service storage.
 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
 - 3.a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of K.C.C. chapter 21A.32; or
 - b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area.
 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
 5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible, and provided further that this condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.
 - 6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
 - b. any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;
 - c. no outdoor storage; and
 - d. excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.
 7. Limited to "storefront" police offices. Such offices shall not have:
 - a. holding cells,
 - b. suspect interview rooms (except in the NB zone), or
 - c. long-term storage of stolen properties.
 8. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated "urban" in the King County Comprehensive Plan shall only be located in the urban area.
 9. No outdoor storage of materials.
 10. Limited to office uses.
 11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
 12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
 13. Limited to SIC Industry No. 4215-Courier Services, except by air.
 14. Accessory to an apartment development of at least twelve units provided:
 - a. the gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
 - b. all outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - c. the use of the facility shall be limited to dead storage of household goods;
 - d. no servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - e. no outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - f. no residential occupancy of the storage units;
 - g. no business activity other than the rental of storage units; and

h. a resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

15. Limited to products produced on-site.

16. Only as an accessory use to another permitted use.

17. No outdoor storage.

18. Only as an accessory use to a public agency or utility yard, or to a transfer station.

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19. Limited to new commuter parking lots designed for thirty or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting; provided that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the department of transportation;

20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.

22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility. Helistops are prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.

24. Allowed as accessory to an allowed use.

25. Limited to private road ambulance services with no outside storage of vehicles.

26. Limited to two acres or less.

27a. Utility yards only on sites with utility district offices; or

b. Public agency yards are limited to material storage for road maintenance facilities.

28. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.

29. Excluding bulk gas storage tanks.

30. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.

31. Vactor waste treatment, storage and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered structures), as well as enclosed buildings.

32. Provided:

a. off-street required parking for a land use located in the urban area must be located in the urban area;

b. off-street required parking for a land use located in the rural area must be located in the rural area; and

c. off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.

33. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.

34. Limited to landscape and horticultural services (SIC 078) that are accessory to a use classified as retail nurseries, lawn and garden supply store (SIC 5261) and provided that construction equipment for the accessory use shall not be stored on the premises. (Ord. 14254 § 1, 2001: Ord. 14045 § 13, 2001: Ord. 13278 § 5, 1998: Ord. 13190 § 15, 1998: Ord. 13022 § 13, 1998: Ord. 12596 § 6, 1997: Ord. 12243 § 2, 1996: Ord. 12018 § 3, 1995: Ord. 11621 § 37, 1994: Ord. 11157 § 13, 1993: Ord. 10870 § 333, 1993).

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21A.08.070

21A.08.070 Retail land uses.

A. Retail land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use C-Conditional Use S-Special Use			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N	R E S E R V E	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S	C O M M U N I T Y	B U S I N E S S	R E S I D E N T I A L	O F F I C E	I N D U S T R I A L
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)			
*	Building, Hardware and Garden Materials	P19			P21 C1				P2	P	P						
*	Forest Products Sales	P3, 4	P4		P3,4						P						
*	Department and Variety Stores						C14	C14	P5	P	P						
54	Food Stores				C13		C15	C15	P	P	P	C	P6				
*	Agricultural Product Sales	P20 C7	P4		P20, C7	P3	P3										
*	Motor Vehicle and Boat Dealers										P8		P				
553	Auto Supply Stores									P9	P9		P				
554	Gasoline Service Stations								P	P	P		P				
56	Apparel and Accessory Stores									P	P						
*	Furniture and Home Furnishings Stores									P	P						
58	Eating and Drinking Places				C22 P24		C16 P23	C16 P23	P10	P	P	P	P				
*	Drug Stores						C15	C15	P	P	P	C					
592	Liquor Stores									P	P						
593	Uses [Used] Goods: Antiques/Secondhand Shops									P	P						
*	Sporting Goods and Related Stores			P25	P25	P25	P25	P25	P25	P	P	P25	P25				
*	Book, Stationery, Video and Art Supply Stores						C15	C15	P	P	P						
*	Jewelry Stores									P	P						
*	Monuments, Tombstones, and Gravestones										P						
*	Hobby, Toy, Game Shops								P	P	P						
*	Photographic and Electronic Shops								P	P	P						
*	Fabric Shops									P	P						
598	Fuel Dealers									C11	P		P				
*	Florist Shops						C15	C15	P	P	P	P					
*	Personal Medical Supply Stores									P	P						
*	Pet Shops								P	P	P						
*	Bulk Retail									P	P						
*	Auction Houses										P12		P				

*	Livestock Sales	P17	P17		P17	P17	P17 , 18						P
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

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- B. Development conditions.
1. Only feed stores and garden supply stores.
 2. Only hardware and garden materials stores shall be permitted.
 - 3.a. Limited to products grown on-site.
 - b. Covered sales areas shall not exceed a total area of five hundred square feet.
 4. No permanent structures or signs.
 5. Limited to SIC Industry No. 5331, Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area.
 6. Limited to a maximum of two thousand square feet of gross floor area.
 - 7.a. The floor area devoted to retail sales shall not exceed three-thousand five hundred square feet unless it is located in an agricultural structure, such as a barn, existing as of December 31, 2003.
 - b. Sixty percent or more of the average annual gross sales of agricultural products sold through the store over a five-year period shall be derived from products grown or produced in King County. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales.
 - c. Sales shall be limited to agricultural products, value added agricultural products, such as jams or cheeses, and plants.
 - d. Storage areas for produce may be included in a farm store structure or in any accessory building.
 - e. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. Outside lighting is permitted if no off-site glare is allowed.
 8. Excluding retail sale of trucks exceeding one-ton capacity.
 9. Only the sale of new or reconditioned automobile supplies is permitted.
 10. Excluding SIC Industry No. 5813-Drinking Places.
 11. No outside storage of fuel trucks and equipment.
 12. Excluding vehicle and livestock auctions.
 13. Only as accessory to a winery or brewery, and limited to sales of products produced on site and incidental items where the majority of sales are generated from products produced on site.
 14. Not in R-1 and limited to SIC Industry No. 5331 - Variety Stores, limited to a maximum of five thousand square feet of gross floor area, and subject to K.C.C. 21A.12.330.
 15. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230.
 16. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230 except as provided in subsection B.23 of this section.
 17. Retail sale of livestock is permitted only as accessory to raising livestock.
 18. Limited to the R-1 zone.
 19. Limited to the sale of livestock feed, hay and livestock veterinary supplies with a covered sales area of not more than five hundred square feet. The five hundred square foot limitation does not include areas for storing livestock feed, hay or veterinary supplies or covered parking areas for trucks engaged in direct sale of these products from the truck.
 - 20.a. The floor area devoted to retail sales shall not exceed two thousand square feet.

b. The floor area devoted to retail sales may be covered but it cannot be enclosed unless it is located in an agricultural structure, such as a barn, existing as of December 31, 2003.

c. Sixty percent or more of the average annual gross sales of agricultural products sold through the store over a five-year period shall be derived from products grown or produced in King County. At the time of the initial application, the applicant shall submit a projection of the source of product sales.

d. Sales shall be limited to agricultural produce, value added agricultural products such as jams or cheeses, and plants.

e. Storage areas for produce may be included in a farm store structure or in any accessory building.

f. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. Outside lighting is permitted if no off-site glare is allowed.

21. Limited to hay sales.

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22. Only as:

- a. an accessory use to a winery or brewery, limited to the tasting of products produced on site;
- b. an accessory use to a permitted manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include drive-through sales; or
- c. an accessory use to a large active recreation and multiuse park, limited to a total floor area of three thousand five hundred square feet.

23. Only as:

- a. An accessory to a large active recreation and multiuse park; or
- b. An accessory to a park and limited to a total floor area of one thousand five hundred square feet.

24. Accessory to a park, limited to a total floor area of seven hundred fifty square feet.

25. Only as an accessory to:

- a. A large active recreation and multiuse park in the urban growth area; or
- b. A park, or a large active recreation and multiuse park in the RA zones, and limited to a total floor area of seven hundred and fifty square feet. (Ord. 14807 § 6, 2003: Ord. 14781 § 1, 2003: Ord. 14045 § 14, 2001: Ord. 13546 § 4, 1999: Ord. 13022 § 14, 1998: Ord. 12596 § 7, 1997: Ord. 10870 § 334, 1993).

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21A.08.080

21A.08.080 Manufacturing land uses.

A. Manufacturing land uses.

KEY P-Permitted Use C-Conditional Use S-Special Use		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N	R E S E R V E	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S	C O M M U N I T Y	B U S I N E S S	R E G I O N A L	B U S I N E S S	O F F I C E
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)			
20	Food and Kindred Products	P1	P1		P1	P1							P2 C				
2082/2084	Winery/Brewery	P3 C12			P3 C13	P3						C	P				
22	Textile Mill Products												C				
23	Apparel and other Textile Products										C		P				
24	Wood Products, except furniture	P4	P4 C5		P4	P4					C6		P				
25	Furniture and Fixtures										C		P				
26	Paper and Allied Products												C				
27	Printing and Publishing								P7	P7	P7C	P7C	P				
28	Chemicals and Allied Products												C				
2911	Petroleum Refining and Related Industries												C				
30	Rubber and Misc. Plastics Products												C				
31	Leather and Leather Goods										C		P				
32	Stone, Clay, Glass and Concrete Products									P6	P9		P				
33	Primary Metal Industries												C				
34	Fabricated Metal Products												P				
35	Industrial and Commercial Machinery												P				
351-55	Heavy Machinery and Equipment												C				
357	Computer and Office Equipment										C	C	P				
36	Electronic and other Electric Equipment										C		P				
374	Railroad Equipment												C				
376	Guided Missile and Space Vehicle Parts												C				
379	Miscellaneous Transportation Vehicles												C				
38	Measuring and Controlling Instruments										C	C	P				
39	Miscellaneous Light Manufacturing										C		P				
*	Motor Vehicle and Bicycle												C				

	Manufacturing												
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06													

B. Development conditions.

1. Limited to agricultural products grown on-site, provided structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones.
2. Except slaughterhouses.
3. Only as a home industry, subject to K.C.C. chapter 21A.30.

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4. Limited to rough milling and planing of products grown on-site with portable equipment.
5. Limited to SIC Industry Group No. 242-Sawmills.
6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills).
7. Limited to photocopying and printing services offered to the general public.
8. Only within enclosed buildings, and as an accessory use to retail sales.
9. Only within enclosed buildings.
10. Limited to boat building of craft not exceeding forty-eight feet in length.
11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080A shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.
12. Limited to wineries subject to the following:
 - a. the total floor area of structures for wineries and any accessory uses are not to exceed three thousand five hundred square feet, including underground storage, unless located in existing agricultural structures, including, but not limited to, barns.
 - b. expansions of existing agricultural structures used for wineries are not to exceed three thousand five hundred square feet.
 - c. at least sixty percent of the grapes or other agricultural product used to produce the wine must be grown in King County.
 - d. structures and areas used for processing are setback a minimum distance of seventy-five feet from property lines adjacent to residential zones.
 - e. wineries must comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells must install a water meter.
13. Limited to wineries subject to the following:
 - a. The floor area of structures for wineries and any accessory uses are limited to a total of eight thousand square feet, except that underground storage that is constructed completely below natural grade, not including required exits and access points, may add an additional eight thousand square feet provided that the underground storage is at least one foot below the surface and is not visible above ground and must meet the following:
 - (1) wineries must comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells are to install a water meter.
 - (2) clearing on the site is limited to a maximum of thirty-five percent of the lot area or the amount previously legally cleared, whichever is greater. Removal of noxious weeds and invasive vegetation is exempt from this clearing limitation. The remainder of the site is to be managed under a forest management plan approved by the King County department of natural resources and parks.
 - (3) off-street parking is limited to one hundred and fifty percent of the minimum requirement for wineries specified in K.C.C. 21A.18.030.
 - (4) structures and areas used for processing are setback a minimum distance of seventy-five feet from property lines adjacent to residential zones.

b. Structures for wineries and any accessory uses that exceed six thousand square feet of total floor area including underground storage must:

(1) have a minimum lot size of ten acres; and

(2) use a minimum of two and one-half acres of the site for the growing of agricultural products.

c. Structures for wineries and any accessory uses that do not exceed a six thousand square feet of total floor area including underground storage must have a minimum lot size of five acres.

d. On Vashon-Maury Island, the total floor area of structures for wineries and any accessory uses located may not exceed six thousand square feet including underground storage and must have a minimum lot size of five acres. (Ord. 14781 § 2, 2003: Ord. 14045 § 15, 2001: Ord. 12596 § 8, 1997: Ord. 11621 § 38, 1994: Ord. 10870 § 335, 1993).

(King County 3-2004)
PERMITTED USES

21A.08.090

21A.08.090 Resource land uses.

A. Resource land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use C-Conditional Use S-Special Use			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N	R E S E R V E	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S	C O M M U N I T Y	B U S I N E S S	R E G I O N A L	B U S I N E S S	O F F I C E	I N D U S T R I A L
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
	AGRICULTURE:																	
01	Growing and Harvesting Crops	P	P		P	P	P						P					
02	Raising Livestock and Small Animals	P	P		P	P	P6						P					
*	Agriculture Training Facility	C10																
	FORESTRY:																	
08	Growing & Harvesting Forest Product	P	P	P7	P	P	P						P					
*	Forest Research		P		P	P						P2	P					
	FISH AND WILDLIFE MANAGEMENT:																	
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P					
0273	Aquaculture (1)	P	P		P	P	C						P					
*	Wildlife Shelters	P	P		P	P												
	MINERAL:																	
10,12,14	Mineral Extraction and Processing		P9 C	P														
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8	P8									P					
	ACCESSORY USES:																	
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4					
GENERAL CROSS REFERENCES:														Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. 21A.06.				

21A.08.090

(King County 12-2003)
ZONING

- B. Development conditions.
1. May be further subject to K.C.C. Title 25, Shoreline Management.
 2. Only forest research conducted within an enclosed building.
 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
 4. Excluding housing for agricultural workers.
 5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.
 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
 7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.
 8. Only as accessory to a primary mineral extraction use, or as a continuation of a mineral processing use established prior to the effective date of or consistent with this title.
 9. Limited to mining activities that are located greater than one-quarter mile from an established residence and that do not use local access streets that abut lots developed for residential use.
 10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions:
 - a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;
 - b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2 or 3 soils;
 - c. The director may require reuse of surplus structures to the maximum extent practical;
 - d. The director may require the clustering of new structures with existing structures;
 - e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining residential zones;
 - f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;
 - g. New sewers shall not be extended to the site;
 - h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;
 - i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;
 - j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;
 - k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and
 - l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40. (Ord. 14045 § 16, 2001: Ord. 12691 § 3, 1997: Ord. 12596 § 9, 1997: Ord. 11938 § 1, 1995: Ord. 11621 § 39, 1994: 11157 § 14, 1993: Ord. 10870 § 336, 1993).

(King County 12-2003)
PERMITTED USES

21A.08.100

21A.08.100 Regional land uses.

A. Regional land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	C-Conditional Use		S-Special Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
				G	O	I	R	R	B	B	E	B	O	U	C	U	E	U	F
			R	R	N	A	B	A	A	S	I	M	S	G	S	F	D	I	S
			C	E	E	L	E	N	N	I	H	I	I	I	I	I	I	I	S
			U	S	R		V	A	A	R	D	B	N	N	O	N	C	T	R
			L	T	A					E		O	I	S	A				I
																			A
																			L
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)					
*	Jail							S	S	S	S	S	S	S					
*	Jail Farm/Camp	S	S			S	S												
*	Work Release Facility					S19	S19	S	S	S	S	S	S						
*	Public Agency Animal Control Facility		S			S	S					S		P					
*	Public Agency Training Facility		S			S3					S3	S3	S3	C4					
*	Hydroelectric Generation Facility		C14 S			C14 S	C14 S	C14 S											
*	Non-hydroelectric Generation Facility	C12 S	C12 S	C12 S		C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S					
*	Communication Facility (17)	C6c S	P			C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P					
*	Earth Station	P6b C	P			C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P					
13	Oil and Gas Extraction	S	C	P		S	S	S	S	S	S	S	S	C					
*	Energy Resource Recovery Facility		S	S		S	S	S	S	S	S	S	S	S					
*	Soil Recycling Facility		S	S		S								C					
*	Landfill		S	S		S	S	S	S	S	S	S	S	S					
*	Transfer Station			S		S	S	S	S	S	S	S		P					
*	Wastewater Treatment Facility					S	S	S	S	S	S	S	S	C					
*	Municipal Water Production	S	P13 S	S		S	S	S	S	S	S	S	S	S					
*	Airport/Heliport	S7	S7			S	S	S	S	S	S	S	S	S					
*	Transit Bus Base							S	S	S	S	S	S	P					
*	School Bus Base					C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P					
7948	Racetrack					S8	S8	S8	S8	S8	S8	S8	S8	S					
*	County Fairgrounds Facility					P21 S22													
*	Fairground										S	S		S					
8422	Zoo/Wildlife Exhibit(2)		S9			S9	S	S	S		S	S							
7941	Stadium/Arena											S		S					
8221-	College/University(1)	P10	P10			P10	P10	P10	P10	P10	P	P	P	P					

8222					C11 S18	C11 S18	C11 S	C11 S	C11 S				
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

21A.08.100

(King County 12-2003)
ZONING

B. Development conditions.

1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.
2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.
3. Except weapons armories and outdoor shooting ranges.
4. Except outdoor shooting range.
5. Only in conjunction with an existing or proposed school.
- 6.a. Limited to no more than three satellite dish antennae.
 - b. Limited to one satellite dish antenna.
 - c. Limited to tower consolidations.
7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.
8. Except racing of motorized vehicles.
9. Limited to wildlife exhibit.
10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
12. Limited to cogeneration facilities for on-site use only.
13. Excluding impoundment of water using a dam.
14. Limited to facilities that comply with the following:
 - a. Any new diversion structure shall not:
 - (1) exceed a height of eight feet as measured from the streambed; or
 - (2) impound more than three surface acres of water at the normal maximum surface level;
 - b. There shall be no active storage;
 - c. The maximum water surface area at any existing dam or diversion shall not be increased;
 - d. An exceedance flow of no greater than fifty percent in mainstream reach shall be maintained;
 - e. Any transmission line shall be limited to a:
 - (1) right-of-way of five miles or less; and
 - (2) capacity of two hundred thirty KV or less;
 - f. Any new, permanent access road shall be limited to five miles or less; and
 - g. The facility shall only be located above any portion of the stream used by anadromous fish.
15. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C. 21A.08.100A, except for waste water treatment facilities, shall be prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.
16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.

17. The following provisions of the table apply only to major communication facilities minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.26.

18. Only for facilities related to resource-based research.

19. Limited to work release facilities associated with natural resource-based activities.

20. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.

(King County 12-2003)
PERMITTED USES

21A.08.100 - 21A.08.901

21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following:

- a. building square footage;
- b. landscaping;
- c. parking;
- d. building height; or
- e. impervious surface.

22. A special use permit shall be required for any modification or expansion of the King County fairgrounds facility that is not in conformance with the King County Site Development Plan Report or that exceeds the allowed modifications to the plan identified in subsection B.21 of this section. (Ord. 14808 § 3, 2003: Ord. 14199 § 233, 2001: Ord. 14045 § 17, 2001: Ord. 13129 § 13, 1998: Ord. 13022 § 15, 1998: Ord. 12709 § 2, 1997: Ord. 12596 § 10, 1997: Ord. 11621 § 40, 1994: Ord. 10870 § 337, 1993).

21A.08.900 Applicability – Ordinance 13694. Complete applications for segregation submitted prior to January 1, 2000, shall continue to be governed by those ordinances in effect on the date the complete application was submitted. (Ord. 13694 § 93, 1999).

21A.08.901 Severability – Ordinance 13694. If any provision of Ordinance 13694 or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected. (Ord. 13694 § 94, 1999).

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(King County 12-2003)

